

Cheddleton Parish Council

**MINUTES OF THE PLANNING & AMENITIES COMMITTEE HELD IN
WETLEY ROCKS VILLAGE HALL, MILL LANE, WETLEY ROCKS
ON TUESDAY 25th. FEBRUARY 2025.**

ATTENDANCE Chairman - Mrs. C.A. Lovatt.

Councillors - M. Ahmad, D.S. Bagnall, Mrs. V.B. Cornes, M.F. Cunningham, K. Grocott, Miss. S.J. Rogers, Miss. V.L. Salt, and Mrs. L. Shaw.

Clerk - Mrs. L.J. Green. Councillors - Mrs. S.C. Beardmore and K. Harvey (not members). Multiple members of the public.

87. **APOLOGIES** - Apologies were received from Councillor O.C. Pointon & M.P. Worthington, and it was resolved to accept these.
88. **DECLARATIONS OF INTEREST** - There were no declarations of interest.
89. **PUBLIC QUESTION TIME** - No members of the public were present at this point.
90. **MINUTES OF THE MEETING OF 28th. JANUARY 2025** - It was resolved to accept these as a true record and signed by the Chairman.
91. **MATTERS ARISING THEREFROM:** -
Re. Min. 84. Planning Applications/Appeal c. SMD/2024/0555 - Crocket, Basford Green Road, Basford - Councillor Mrs. Lovatt stated that this application which involves Footpath 32a and we objected to it, but Councillor Harvey has an update. He informed members that this footpath has had a temporary diversion due to health and safety after receiving a few complaints from walkers. The owner has neglected to mention in the planning application where the actual footpath is, and the re-direction put in place. Therefore, the owner will need to inform SCC and SMDC of these details.
92. **CORRESPONDENCE:** - All documents available for Members to read.
- a. HMRC Updates.
 - b. Staffordshire County Council News.
 - c. Support Staffordshire News.
 - d. SLCC Updates/ Events.
 - e. Fraud Updates.
 - f. Information Commissioner's Office Newsletter.
 - g. Town & Country Planning Association Newsletter.
 - h. CCLA Investment changes/ Fact Sheet.
 - i. Stoke & Staffordshire Integrated Care Board.
 - j. Scribe Software/Events.
 - k. Moorlands Climate Action Newsletter.
 - l. Canal & River Trust Update.
 - m. Register of Electors Update.
 - n. Community Foundation Funding & Support.
 - o. Fields In Trust Newsletter.
 - p. Parish Council and Local Government Training Dates 2025.
 - q. Amey Report 4404186, 4351506, 4361839, 4373991 Hollow Lane, Cheddleton Pothole/Grid - Completed 13/2/25.
 - r. Amey Report 4425006 - Cheadle Road, Cheddleton - Blocked Drain - Non-urgent.

- s. SMD/2023/0346 - Cheddleton Station, Station Road, Cheddleton - Proposed Archive Facility at Cheddleton Station on site of existing platform passenger shelter - No Objection - Approved 20/1/25.
- t. SMD/2024/0521 - 73, Folly Lane, Cheddleton - Proposed side and rear extension to existing dwelling - No Objection if there is no loss of neighbour amenity - Approved 11/2/25.
- u. SMD/2024/0565 - 8 Boucher Road, Cheddleton - Removal of tiles and replace with cream render on front elevation - No Objection - Approved 11/2/25.
- v. SMD/2024/0055 - LAND SOUTH of Cellarhead Substation and WEST of Rownall Road, Wetley Rocks - Erection of a Flexible Energy Facility, associated works landscaping and habitat creation - Referral, due to incomplete information - Approved 12/2/25.

93. **RURAL AFFORDABLE HOUSING IN STAFFORDSHIRE - HOUSING SURVEY - QUESTIONS** - Councillor Mrs. Lovatt suggested leaving the questions to the standard questions shared with members. The Clerk reported that this has been shared with SMDC planning officers as part of the meeting on the Local Plan for their comments. Councillor Miss. Rogers asked if it is correct that there will be no cost to Cheddleton PC for this survey. The Clerk confirmed that Support Staffordshire have the funding for it. The Clerk reported that better advertising will help to increase the return of the survey, and they are running a seminar - Rural Themed Seminar on Wednesday 5th March at Gayton Village Hall if anyone would like to attend, we have to advise them by Monday 3rd March includes Neighbourhood Plans please advise if you would like to attend. Confirmed that the questions remain as standard.
94. **UPDATE SMDC/SOLAR PANELS/ BATTERY STORAGE APPLICATIONS - IMPACT ON BUSINESS & HOME INSURANCE - NMA/2024/0027 - RESPONSE FROM SMDC** - The Clerk reported the details of the response with regards to NMA/2024/0027 and was read out to members and noted that this application is on the agenda for SMDC Planning Committee on Thursday. The Parish Council are not a consultee, but we have received a letter from SMDC to invite anyone to speak at the meeting as we had raised questions previously. The application is recommended for approval by officers, but it will be discussed by members of the committee for them to decide. Also, the application SMD/2023/0523 is also before the SMDC planning committee and is recommended refusal by the officer.
95. **UPDATE LOCAL PLAN REVIEW - MEETING WITH SMDC** - The Clerk reported that we had a Teams meeting with two officers from SMDC with regards to the review of the Local Plan which seems difficult to go ahead with now that Devolution has also been brought into the mix. Councillor Mrs. Lovatt stated that the targets required for new housing are scary. The current Local Plan will be scrapped and not used as a starting point and that could well be irrelevant if Staffordshire Moorlands is no longer an authority. The Clerk reported that she had sent a new map to include all areas of the village to be included as previously discussed by members.
96. **NEW NATIONAL PLANNING POLICY FRAMEWORK - DECEMBER 2024** - Councillor Mrs. Lovatt stated that it came into force December 2024, and everyone has had a copy of the new document. The Clerk reported that there will be training provided by SMDC via the Parish Assembly but will not be in March it will be the meeting after. The grey belt introduction is difficult to define. Councillor Mrs. Lovatt detailed that it has previously developed greenbelt land. It will still be brownfield sites first.

97. PLANNING APPLICATIONS/APPEAL: -

- a. **SMD/2024/0519** - Ivy House Farm, Rownall Road, Wetley Rocks - Application for variation of condition 2 in relation to application SMD/2017/0701.
Objection due to confirmed loss of neighbour amenity.
- b. **SMD/2024/0513** - Ivy House Farm, Rownall Road, Wetley Rocks - Application for variation of condition 2 in relation to application SMD/2017/0702.
Objection due to confirmed loss of neighbour amenity.
- c. **SMD/2025/0050** - 12, Sneyd Close, Cheddleton - Single storey front extension.
No Objection.
- d. **SMD/2025/0041** - 7, Boucher Road, Cheddleton - Retrospective Planning for the replacement of Leylandii Hedge at the front of the application site with a concrete post and panel fence.
No Objection.
- e. **SMD/2024/0556** - Land at Newfields Farm, Rownall Road, Wetley Rocks - Development of a Battery Energy Storage System (BESS) with ancillary infrastructure, security fence, access, landscaping and biodiversity enhancements, to provide balancing services to the local electricity grid.
Objection as SMD/2024/0019 previously refused and considered that the reasons for refusal have not been addressed. Strongly Objected as in the greenbelt and only one site access which was identified as a safety issue.
- f. **SMD/2025/0048** - Folly Tower, Basford Green Road, Cheddleton - Change of use to 'annex' accommodation to existing dwelling 'Bath House'; conservation fabric repairs, replacement windows and installation of new handrail and balustrade at roof level. Internal fabric repairs, installation of new partition, internal doors and sanitaryware.
No Objection provided it meets with conservation legislation.
- g. **SMD/2025/0049** - Folly Tower, Basford Green Road, Cheddleton - Listed Building consent.
No Objection provided it meets with conservation legislation.
- h. **SMD/2025/0058** - Bath House, Basford Hall Road, Basford, Leek - Application for Listed Building Consent for - Internal alterations and re-roofing.
No Objection provided it meets with conservation legislation.
- i. **SMD/2025/0054** - Highfield House, 25, Hollow Lane, Cheddleton - Retrospective application for replacement of 5 windows.
No Objection provided it meets with conservation legislation.
- j. **SMD/2025/0055** - Highfield House, 25, Hollow Lane, Cheddleton - Listed Building consent - Retrospective application for replacement of 5 windows.
No Objection provided it meets with conservation legislation.
- k. **SMD/2024/0549** - Land East Of 200, Armshead Road, Werrington - Two bed bungalow with hipped roof.
No Objection.

1. **Update Appeal 3357832 - SMD/2024/0341** - LAND OFF Cheddleton Park Avenue, Cheddleton - Erection of detached dwelling - Objection - Refused 18/10/24.
Objected - Works reported to enforcement at SMDC who have contacted the owner to state that if the appeal is not successful it will have to be re-instated.

98. **PUBLIC QUESTION TIME** - No Further questions were raised.

99. **FORWARD AGENDA ITEMS**

The Planning & Amenities Committee Meeting be moved to a different night than Council Meeting at the Annual Council Meeting as it continues to be an issue of time for so many contentious applications.

Chairman

25th. March 2025.